SYSTEM REQUIREMENTS

Transaction Manager™ RUNS ON MAC®

- 68030 or higher Macintosh® or Power PC with a hard disk
- System 6.0 (or later) (OS 8 recommended)
- 8 MB of RAM recommended.(Power PC may need additional)
- 20. MB of free disk space
- Color or monochrome

Transaction Manager™ RUNS ON IBM® COMPATIBLES WITH WINDOWS 95 / WINDOWS 98 / WINDOWS 2000

- IBM® or 100% compatible with Pentium class processor
- System Windows 95, Windows 98, Windows 2000
- RAM - standard Windows RAM requirements
- 20. MB of free disk space
- VGA (or higher) graphics card.

NETWORKING

You can run Transaction Manager™ on a network of PCs or MACs or a mixture of both.

- Novell networks (PC and PC / MAC)
  NetWare (on PC)
  NetWare Lite (on PC)
  MacIPX support (MAC)

- EtherTalk networks (Mac)

PRINTER SUPPORT

Laser, ink jet, bubble jet . . .
Virtually any printer that works with Macintosh, Windows 95 / 98 /2000 .

PRINTS IN COLOR ON YOUR COLOR INK JET PRINTER

FORMS LIBRARY

SELLER LISTING CONTRACTS
- Exclusive Right to Sell Listing Contract, Residential (Agency) (LC10-9-95)
- Exclusive Right to Sell Listing Contract, Residential (Trans-Brkr) (LC20-9-95)
- Exclusive Right to Sell Listing Contract, Commercial (Agency) (LC11-9-95)
- Exclusive Right to Sell Listing Contract, Commercial (Trans-Brkr) (LC21-9-95)
- Exclusive Right to Sell List. Cont., Farm, Ranch / Land (Agency) (LC12-9-95)
- Exclusive Right to Sell List. Cont., Farm, Ranch / Land (Trans-Brkr) (LC22-9-95)
- Open Listing Contract (Agency) (LC14-9-95)
- Open Listing Contract (Trans-Brkr) (LC28-9-95)
- Exclusive Agency Listing Contract (LC13-9-95)

BUYER LISTING CONTRACTS
- Exclusive Right to Buy Contract (Buyer Agency) (BC17-9-95)
- Exclusive Right to Buy Contract (Trans-Brkr) (BC27-9-95)

SELLER / BUYER LISTING CONTRACT ADDENDA
- Dual Agency Addendum (DAA19-1-94)
- Transaction Broker Addendum (TBA29-9-99)
- Highlights checklist (non "rule F")

SALES CONTRACTS
- Residential Contract to Buy & Sell Real Estate (CBS1-9-99)
- Commercial Contract to Buy & Sell Real Estate (CBS2-9-99)
- Vacant Land/Farm & Ranch Contract to Buy & Sell Real Estate (CBS3-9-99)
- Residential Contract to Buy & Sell Real Estate - New Loan only
- Residential Contract to Buy & Sell Real Estate - Assumption only
- Residential Cont. to Buy & Sell Real Estate - Fin. Sections Omitted
- Com. Interest Community Contract to Buy & Sell Real Estate - New Loan only
- Com. Interest Community Contract to Buy & Sell Real Estate - Assumption only
- Com. Interest Community Cont. to Buy & Sell Real Estate - Fin. Sect. Omitted
- Commercial Contract to Buy & Sell Real Estate - New Loan only
- Commercial Contract to Buy & Sell Real Estate - Assumption only
- Commercial Cont. to Buy & Sell Real Estate - Fin. Sect. Omitted
- Vacant Land/Farm & Ranch Cont. to Buy & Sell R.E. - New Loan only
- Vacant Land/Farm & Ranch Cont. to Buy & Sell R.E. - Assumption only
- Vac. Land/Farm & Ranch Cont. to Buy & Sell R. E. - Fin. \ Sect. Omitted
- Residential or Com. Interest - New Loan Financing Addendum (Note 1)
- Residential or Com. Interest - Assumption Financing Addendum (Note 1)
- Residential or Com. Interest - Seller or Private Third Party Fin. Adden. (Note 1)
- Commercial - New Loan Financing Addendum (Note 1)
- Commercial - Assumption Financing Addendum (Note 1)
- Commercial - Seller or Private Third Party Financing Addendum (Note 1)
- Vacant Land/Farm & Ranch - New Loan Financing Addendum (Note 1)
- Vacant Land/Farm & Ranch - Assumption Financing Addendum (Note 1)
- Vacant Land/Farm & Ranch - Seller or Private Third Party Fin. Adden. (Note 1)

SALES CONTRACT ADDENDA
- Licensee Buyout Addendum (LB36-9-00)
- Common Interest Community Addendum (CIC32-9-99)
- Continuation Pages to Purchase Contract (non "rule F")
- Highlights checklist (non "rule F")
- Earnest Money Promissory Note (EMP80-2-81)
- Inspection Notice (NTC43-9-99)
- Exchange Addendum (EX32-1-97)

LANDLORD / TENANT CONTRACTS
- Exclusive Right to Lease (Agency) (LC15-7-96)
- Exclusive Right to Lease (Trans-Brkr) (LC35-7-96)
- Exclusive Tenant Contract (Agency) (ETC9-7-96)
- Exclusive Tenant Contract (Trans-Brkr) (ETC39-7-96)

DISCLOSURE FORMS
- Seller's Property Disclosure (LC18-9-95)
- Definitions of Real Estate Brokerage Relationships (DD25-9-99)
- Agency Subagency Disclosure (AD23-1-94)
- Brokerage Relationships Disclosure (Buyer) (BD24-1-94)
- Transaction-Broker Disclosure (Buyer) (TBD26-1-94)
- Brokerage Relationships Disclosure (For Sale By Owner) (SD16-3-95)
- Square Footage Disclosure

MISCELLANEOUS
- Counterproposal (CP40-1-94)
- Agreement to Amend/Extend Sales Contract (AE41-9-00)
- Agreement to Amend/Extend Listing Contract (AE42-7-96)
- Closing Instructions (CL8-9-95)
- Common Interest Community Addendum to Listing Contract (non "rule F")
- Buyer Net Sheet (non "rule F")
- Seller Net Sheet (non "rule F")

(Note 1) The Financing Addenda (FA forms) were not updated by the Colorado Real Estate Commission (CREC) in their Jan 1994 revision and are provided by Qes, Inc. as "Non "rule F" (but include the new CREC language)

Qes, Inc. - WHO ARE WE?

Qes, Inc. is a small, privately owned company, based out of Niwot Colorado.

The developers of Transaction Manager™ not only have over thirty (30) years of combined experience in the real estate industry but, the designer holds undergraduate and advanced degrees in engineering and system design.

Who better to develop and design a software system oriented totally for the real estate agent/broker than a company that understands the industry inside out and has the technical resources.

Our goal at Qes, Inc. is to provide top quality products which will enable the real estate agent/broker to do what they do best - sell real estate - while utilizing the most efficient and professional system available today.

We thrive on your satisfaction and are always on the lookout for fresh ideas. Call us.

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FOR ADDITIONAL INFORMATION, PLEASE CALL:

Denver Metro area: 303-652-0203

Out of area: 1-800-795-7759

QES™

Quality
Excellence
Service

IS PROUD TO PRESENT:

Transaction Manager™ 6.0 Contract Software

- **WINDOWS 95 / 98 / 2000**
- **MACINTOSH / POWER PC**
- **PORTABLE / LAPTOP COMPATIBLE**
- **SUPPORTS MULTIPLE PRINTER TYPES**
- **COLORADO "RULE F" AUTOMATED FORMS**
- **BUYER & SELLER NET SHEETS**
- **HIGHLIGHTS / CHECKLIST SHEETS**
- **QUICK CLAUSE CAPTURE**
- **COMPANY LOGOS / COLOR ARTWORK**
- **AUTOMATIC / DATING OPTIONS**
- **LOAN / PAYMENT AUTO CALCULATIONS**
- **CUSTOM ADDENDUMS AVAILABLE**
- **TOLL FREE TECHNICAL SUPPORT**
- **FREE UPDATES - CONTRACT CHANGES**

BRIEFCASE TO LAPTOP

Change is inevitable to the real estate industry. There is fierce competition and in order to succeed one must move with the times. Transaction Manager™ was designed with the successful agent/broker in mind. The days of briefcases loaded with forms, calculators, amortization books and calendars are a thing of the past. Laptops, professional looking contracts with customized company logos and readily available client information is what Transaction Manager™ is all about.

NO MORE PRE-PRINTED FORMS

Aren't you tired of constantly maintaining your supply of forms? When they change, you throw the old forms out and throw out more money to purchase the newest forms. Have you ever gone to an appointment and found that you brought the wrong form or didn't have that vital counter offer form? With Transaction Manager™ you'll never have to worry again.

YOUR COMPANY LOGO

Transaction Manager™ includes your company name, address, phone number, and **your name** on each form and contract. Your company logo / artwork is available as an option (IN COLOR TOO).

EASE OF USE

This system is a total point and click implementation. You're in control, not the computer. And, no need to remember to take a copy of the manual when you're out with your portable. Everything is on the screen. There are no commands to remember. Each screen has its own HELP function so the user manual is there on the screen for your convenience

TIME SAVER

• **Quick Clause Capture** saves loads of time. With the click of the mouse, readily used phrases/clauses will automatically be implemented into your contracts.

• **FHA/VA/CONVENTIONAL/PRIVATE LOAN AUTO CALCULATIONS FOR LOAN AMOUNT AND PAYMENT** save you all that aggravation with calculating and recalculating loan parameters.

• **DAY/DATE OPTIONS** automatically enter day of week and date. Date Finder also assists in calculating dates.

• **BUYER AND SELLER NET SHEETS** provide auto calculations.

• **HIGHLIGHTS/CHECKLIST SHEET** is a wonderful tool for summarizing the contract for dates and commitments. Provide copies of these to your client. It is a demonstration of your professionalism and commitment to consummate their transaction.

GREAT CLOSING TOOL

Clients often become intimidated when you "pull out the contract". This transitional move can be a difficult one to successfully attain. With Transaction Manager™ you are entering data and displaying useful information to your client such as highlight dates, buyer's net, seller's net, FHA loan calculations, etc. Enter the information, calculate payments and confirm dates. You can professionally and accurately answer any questions they might have. Once you have entered the data, you need only print the formal contract and submit it to your client for their review. This provides a professional appearance without pressuring the client by pulling out the blank contract and starting to fill it in. And, you can do it on the spot. Close while the motivation is there. No need to go back to the office to produce a professional contract.

EFFICIENCY

With Transaction Manager™ you will not lose your place or files. All records are automatically saved for you even if someone should mistakenly turn off your computer.

Transaction Manager™ not only shows identical screens on both Macintosh, Macintosh PowerBook Portables, PC's (running windows) and PC Laptops, but its operation and functions are the same as well. Now you don't have to be a "Mac Person" or a "PC Person". You will be at home with either.

Any record based on every entry on every contract, including every word, every number and every date is automatically indexed. Retrieve any piece of data.

Rule "F" Contract forms and disclosures contain the the Colorado Department of Real Estate approved language.

Transaction Manager™ offers you the ability to **view / preview the full contract** at any time.

Auto spell checker for correction of typos. Check the whole entry or monitor as you type. And, it will "learn" the words you choose.

FORMS ON DEMAND

With Transaction Manager™ you are not limited to printing completed contracts in your office. If you have a laptop and portable printer, you can produce the entire contract before your clients eyes, print out a final copy and await their signature. How can it get any easier?

TECHNICAL SUPPORT & MAINTENANCE

A full year of toll free technical support and free software updates is included when you purchase the software license. This maintenance program renews each year for a small per agent fee ensuring complete support and the latest contract forms.

WHAT IF MY OFFICE HAS WINDOWS AND MAC USERS?

No Problem! Qes, Inc. supports both platforms. No need to buy two programs. For a small additional fee we supply both versions.

HOW MANY COMPUTERS CAN I INSTALL IT ON?

There is no limit! Users can install it on all their office computers, home computers, lap tops . . .

WHAT ABOUT TRAINING?

Most users learn without formal training. However, hands-on (continuing education accredited) training is available at selected local Realtor® boards and private schools. Call Qes, Inc. for details.

WHAT IF I CHANGE OFFICES?

Company logo / artwork changes are included in the yearly maintenance. If you should change real estate offices, business name or logos, **Qes, Inc. will UPDATE your logo / artwork for free**.

WHAT HAPPENS WHEN THE CONTRACTS CHANGE AGAIN?

Since our system is based on a yearly maintenance program, **any changes in the contracts are covered with no upgrade fees to you**.